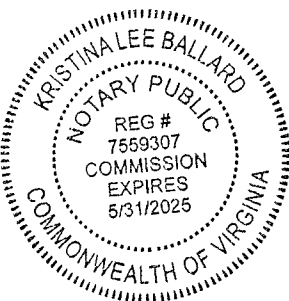


PRIMARY U.S. GEODETIC CONTROL MONUMENTS:

- (129) — COORDINATES—U.S.SURVEY FEET—
12,078,902.396(E), 3,568,920.929(N)
ELEVATION= 36.00' (NGVD 1929 DATUM)
- (130) — COORDINATES—U.S.SURVEY FEET—
12,078,167.888(E), 3,566,391.839(N)
ELEVATION= 27.55' (NGVD 1929 DATUM)



NOTARY PUBLIC FOR
THOMAS R. TUCKER, PRESIDENT
COMMONWEALTH GREEN, LLLP

STATE OF Virginia
COUNTY/CITY OF York TO WIT:
I, Kristina Ballard, A NOTARY PUBLIC IN
AND FOR THE County OF York DO
HEREBY CERTIFY THAT THE ABOVE NAMED
PERSONS WHOSE NAMES ARE SIGNED TO THE
FOREGOING WRITING HAVE ACKNOWLEDGED THE
SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 8th DAY OF
April, 2025.

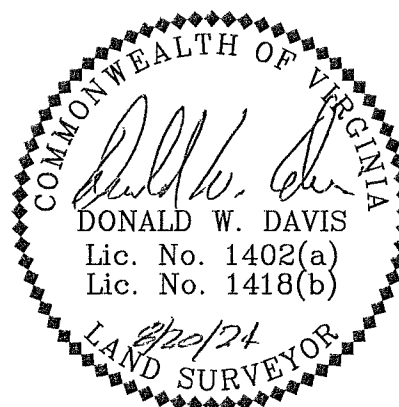
Kristina Ballard 7559307
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 5-31-25

NOTARY PUBLIC FOR Brian K. Skinner (PRINT NAME)
TBVAST, LLC, TRUSTEE OF DEED OF TRUST
COMMONWEALTH GREEN, LLLP
STATE OF Virginia
COUNTY/CITY OF York TO WIT:
I, Kristina Ballard, A NOTARY PUBLIC IN
AND FOR THE County OF York DO
HEREBY CERTIFY THAT THE ABOVE NAMED
PERSONS WHOSE NAMES ARE SIGNED TO THE
FOREGOING WRITING HAVE ACKNOWLEDGED THE
SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 4th DAY OF
April, 2025.

Kristina Ballard 7559307
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 5-31-25

NOTARY PUBLIC FOR
ROSS MORGAN AND BRIAN K. SKINNER, TRUSTEE,
EITHER OF WHOM MAY ACT, TRUSTEE OF DEED OF
TRUST COMMONWEALTH GREEN, LLLP
STATE OF Virginia
COUNTY/CITY OF York TO WIT:
I, Kristina Ballard, A NOTARY PUBLIC IN
AND FOR THE County OF York DO
HEREBY CERTIFY THAT THE ABOVE NAMED
PERSONS WHOSE NAMES ARE SIGNED TO THE
FOREGOING WRITING HAVE ACKNOWLEDGED THE
SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 4th DAY OF
April, 2025.

Kristina Ballard 7559307
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 5-31-25



VICINITY MAP SCALE: 1" = 2,000'

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE
CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

Thomas R. Tucker 4/2/25
THOMAS R. TUCKER, PRESIDENT DATE
COMMONWEALTH GREEN, LLLP
A VIRGINIA REGISTERED LIMITED LIABILITY PARTNERSHIP
FIRST FINANCIAL CONSULTING CORPORATION,
A VIRGINIA CORPORATION, GENERAL PARTNER

TRUSTEE'S CONSENT FOR COMMONWEALTH GREEN, LLLP
Thomas R. Tucker 4/4/25
DATE

Brian K. Skinner (PRINT NAME)
TBVAT, LLC
BENEFICIARY: MONARCH BANK (NOW TOWNEBANK)

DEED OF TRUST DATE: JULY 14, 2014
SEPTEMBER 7, 2016 (SUB. TRUSTEE)
SEPTEMBER 7, 2016 (MODIFIED)
APRIL 9, 2019 (MODIFIED)
RECORDED AS INSTRUMENT NO.: 140010820
160015814 (SUB. TRUSTEE)
160015815 (MODIFIED)
190004979 (MODIFIED)

C. Ross Morgan and Brian K. Skinner 4/15/25
C. ROSS MORGAN AND BRIAN K. SKINNER, TRUSTEE, EITHER OF WHOM MAY ACT DATE
BENEFICIARY: MONARCH BANK (NOW TOWNEBANK)

DEED OF TRUST DATE: AUGUST 26, 2014
JANUARY 22, 2015 (MODIFIED)
SEPTEMBER 7, 2016 (MODIFIED)
RECORDED AS INSTRUMENT NO.: 140013778
150001340 (MODIFIED)
160015816 (MODIFIED)

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE
REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING
PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA
HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT
LESS THAN 1'/20,000'. THIS IS TO CERTIFY THAT THE LAND
EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF:

COMMONWEALTH GREEN, LLLP, A VIRGINIA REGISTERED LIMITED
LIABILITY PARTNERSHIP, AND WAS ACQUIRED FROM JEANETTE J.
KEENER, INDIVIDUALLY, AND THE JLK FAMILY, LLC, A VIRGINIA
LIMITED LIABILITY COMPANY, AND JEANETTE J. KEENER,
TRUSTEE OF THE CHARLES F. KEENER TRUST, CREATED UNDER
A TRUST AGREEMENT DATED DECEMBER 21, 1998, AND
JEANETTE J. KEENER, TRUSTEE OF THE FAMILY TRUST CREATED
UNDER THE CHARLES F. KEENER TRUST, ADDITIONAL GRANTORS,
BY DEED DATED MARCH 21, 2013 AND DULY RECORDED IN THE
CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON
MARCH 27, 2013 IN INSTRUMENT NUMBER 130005619.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON
THIS PLAT WILL BE SET ON OR BEFORE JULY 1, 2025.

Donald W. Davis 8/20/24
DONALD W. DAVIS, L.S. DATE

NOTES:

- PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY NUMBER 510182, MAP NUMBER 51199C0152D, EFFECTIVE DATE: JANUARY 16, 2015.
- THE PROPERTY SHOWN HEREON IS ZONED PDMU (PLANNED DEVELOPMENT MIXED USE DISTRICT) WITH PROFFERS IN ACCORDANCE WITH ORDINANCE NO. 12-1(R) ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON FEBRUARY 21, 2012 RECORDED AS INSTRUMENT NO. 120013445 AS AMENDED.
- TAX MAP PARCEL NUMBER: 36-01-00-000A3
- GPIN NUMBER: S02a-1527-4452
- PROPERTY ADDRESS: #617-Z COMMONWEALTH DRIVE
- UTILITY NOTES:
WATER: EACH LOT WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.
SEWER: EACH LOT WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR VILLAGE ON THE GREEN" AND BYLAWS AND IS A MEMBER OF THE COMMONWEALTH GREEN COMMUNITY ASSOCIATION, INC. (THE MASTER ASSOCIATION), RECORDED IN INST. #220008998 AND THE SUBSEQUENT INSTRUMENT NUMBER IMMEDIATELY FOLLOWING THIS PLAT.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT FACILITIES AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
- THE RECDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENTS INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.
- DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDES: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATED FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR VILLAGE ON THE GREEN" RECORDED AS INST. #220008998 AND THE SUBSEQUENT INSTRUMENT NUMBER IMMEDIATELY FOLLOWING THIS PLAT.
- COMMON AREA "D" AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE VILLAGE ON THE GREEN HOMEOWNER'S ASSOCIATION.
- THE YORK COUNTY ZONING ADMINISTRATOR ISSUED A LIMITED DEVIATION APPROVAL ON FEBRUARY 27, 2024, ALLOWING EITHER COMMERCIAL OR RESIDENTIAL USE ON THE FIRST FLOOR LOCATED AT #601 COMMONWEALTH DRIVE. THIS APPROVAL IS CONTINGENT UPON THE GENERAL ARCHITECTURAL DESIGN LAYOUT REMAINING IN SUBSTANTIAL CONFORMANCE WITH THE APRIL 13, 2020, APPROVED SITE PLAN, AND THERE BEING NO CHANGES TO THE TOWNHOUSE LOTS' MEANS OF OWNERSHIP. ALL CONDITIONS OUTLINED IN ORDINANCE NO. 12-1(R), NO. 16-13, AND NO. 22-11 MUST BE OBSERVED, AS WELL AS THE DESIGN STANDARDS SET FORTH IN SECTION 24.1-361.1 OF THE YORK COUNTY ZONING ORDINANCE.
- FOR PRIVATE ACCESS TO LOTS 4-9, SEE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR VILLAGE ON THE GREEN", RECORDED IN INST. #220008998 AND "SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR VILLAGE ON THE GREEN (SECTION TWO)", RECORDED IN THE SUBSEQUENT INSTRUMENT NUMBER IMMEDIATELY FOLLOWING THIS PLAT.
- LOT 9 WILL HAVE A DESIGNATED TWO (2) PARKING SPACES WITHIN THE PARKING SPACES OF COMMON AREA "D".

SUBDIVISION PLAT OF
VILLAGE ON THE GREEN
SECTION TWO

BETHEL MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1" = 30' DATE: AUGUST 20, 2024
SHEET 1 OF 2

DAVIS & ASSOCIATES, P.C.
LAND SURVEYORS AND PLANNERS
3630 GEORGE WASHINGTON MEMORIAL HIGHWAY
YORKTOWN, VIRGINIA 23693
(757) 867-8583

SYMBOLS:

- B.S.L. — DENOTES BUILDING SETBACK LINE
- EASEMENT LINE — DENOTES EASEMENT LINE
- EASEMENT DESIGNATION — DENOTES EASEMENT DESIGNATION
- 10' — DENOTES PROPERTY LINE
- O — DENOTES IRON PIPE FOUND
- • — DENOTES IRON ROD SET
- • — DENOTES IRON ROD FOUND
- □ — DENOTES CONC. MONUMENT FOUND
- ■ — DENOTES CONC. MONUMENT SET
- WETLANDS MARKED BY WOLFE ENVIRONMENTAL & ENGINEERING CONSULTANTS AND FIELD LOCATED BY DAVIS AND ASSOCIATES, P.C. ON DECEMBER 30, 2005 USCOE PROJECT # 05-R2629 USCOE PROJECT # 95-5485
- COMMON AREA "D" TO BE CONVEYED TO VILLAGE ON THE GREEN HOMEOWNER'S ASSOCIATION

AREA TABULATION

4	(LOT 4) = 0.0379 ACRES (1,650 SQ. FT.)
5	(LOT 5) = 0.0379 ACRES (1,650 SQ. FT.)
6	(LOT 6) = 0.0379 ACRES (1,650 SQ. FT.)
7	(LOT 7) = 0.0379 ACRES (1,650 SQ. FT.)
8	(LOT 8) = 0.0378 ACRES (1,650 SQ. FT.)
9	(LOT 9) = 0.0298 ACRES (1,300 SQ. FT.)
COMMON AREA "D" = 0.5439 ACRES (23,692 SQ. FT.)	
TOTAL SUBDIVIDED AREA = 0.7631 ACRES (33,242 SQ. FT.)	
VILLAGE ON THE GREEN, SECTION TWO (PARCEL ONE-C1)	

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: Susan K. Kaul
PLAT APPROVING AGENT

DATE: April 8, 2025

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE YORK-
POQUOSON CIRCUIT COURT THIS 8
DAY OF April, 2025,
THIS MAP WAS PRESENTED AND ADMITTED
TO RECORD AS THE LAW DIRECTS AS
INSTRUMENT # 250005052

KRISTEN N. NELSON, CLERK

TESTE: Leah H. H. H. CLERK
BY: Leah H. H. H.